

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Fort Collins**

State: **CO**

PJ's Total HOME Allocation Received: **\$8,665,609**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 11			
% of Funds Committed	91.90 %	96.71 %	11	94.94 %	27	25	
% of Funds Disbursed	86.19 %	90.03 %	9	84.35 %	46	48	
Leveraging Ratio for Rental Activities	14.85	7.85	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	88.77 %	93.12 %	7	81.38 %	32	38	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.48 %	73.05 %	8	68.05 %	55	59	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.98 %	82.76 %	3	79.65 %	75	81	
% of 0-30% AMI Renters to All Renters***	37.75 %	46.58 %	7	44.76 %	36	36	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.19 %	1	94.31 %	100	100	
Overall Ranking:			In State:	8 / 11	Nationally:	68	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$6,541	\$17,032		\$25,245	498 Units	33.70 %	
Homebuyer Unit	\$4,274	\$6,909		\$14,395	943 Units	63.80 %	
Homeowner-Rehab Unit	\$0	\$19,316		\$20,186	0 Units	0.00 %	
TBRA Unit	\$4,799	\$2,618		\$3,142	38 Units	2.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Collins CO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$66,865	\$129,832	\$0
State:*	\$77,928	\$84,598	\$19,933
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.9

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	72.5	79.2	0.0	78.9
Black/African American:	2.6	0.3	0.0	0.0
Asian:	0.4	0.4	0.0	0.0
American Indian/Alaska Native:	1.6	1.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.0	0.2	0.0	0.0
Asian/Pacific Islander:	1.8	1.4	0.0	0.0

ETHNICITY:

Hispanic	21.1	17.0	0.0	21.1
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HOUSEHOLD SIZE:

1 Person:	32.1	36.8	0.0	44.7
2 Persons:	35.9	26.2	0.0	21.1
3 Persons:	21.3	16.3	0.0	15.8
4 Persons:	7.6	11.3	0.0	5.3
5 Persons:	2.6	6.0	0.0	10.5
6 Persons:	0.4	2.4	0.0	2.6
7 Persons:	0.0	0.8	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	20.1	37.3	0.0	100.0
Elderly:	22.9	0.6	0.0	0.0
Related/Single Parent:	39.4	18.0	0.0	0.0
Related/Two Parent:	13.5	32.1	0.0	0.0
Other:	4.2	11.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	39.8	1.7 [#]
HOME TBRA:	0.0	
Other:	1.0	
No Assistance:	59.2	

of Section 504 Compliant Units / Completed Units Since 2001 217

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fort Collins State: CO Group Rank: 68
(Percentile)
State Rank: 8 / 11 PJs Overall Rank: 68
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	88.77	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	76.48	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.98	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.85	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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